

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 7, 2006 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #06034

PROPOSAL: Change the zoning from B-2 Planned Neighborhood Business to R-5 Residential and approve a Community Unit Plan for 54 dwelling units.

LOCATION: North 27th Street and Folkways Boulevard

LAND AREA: 6.55 acres, more or less

WAIVER / MODIFICATION REQUEST:

1. Internal yard setbacks reduced to 0'.
2. Minimum lot area reduced from 2,500 sf/family to 2,400 sf/family.
3. Stormwater detention.
4. Sidewalk on east side of King Ridge Place.
5. Lot depth.

CONCLUSION: This community unit plan is generally consistent with the Comprehensive Plan and zoning ordinance. The requested waivers are common within CUPs. This CUP should be approved with conditions.

RECOMMENDATION:	Conditional Approval
Waivers/modifications:	
Internal yard setbacks reduced to 0'	Approval
Minimum lot area reduced from 2,500 sf/family to 2,400 sf/family	Approval
Stormwater detention	Approval
Sidewalk on east side of King Ridge Place	Denial
Lot depth	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The remaining portions of Outlots G, H, I, J, and K, King Ridge 1st Addition, located in the NW 1/4 of Section 6-10-7, Lancaster County, Nebraska, more particularly described in Exhibit A.

EXISTING LAND USE AND ZONING:

Undeveloped

B-2 Planned Neighborhood Business

SURROUNDING LAND USE AND ZONING:

North:	Northstar High School	I-1 Industrial
South:	Apartments	R-5 Residential
East:	Undeveloped	I-3 Employment Center
West:	Undeveloped	B-2 Planned Neighborhood Business

ASSOCIATED APPLICATIONS: Change of Zone #06038

HISTORY:

Jan 2004	Administrative Amendment #03089 to Use Permit #103B revised the site plan by removing Lots 3-10, Block 1, King Ridge Addition, which were transferred to the Lincoln Crossing use permit.
Oct 2001	Administrative Amendment #01070 to Use Permit #103B approved a site specific plan for Lot 2, Block 1, King Ridge Addition.
Jun 2001	Use Permit #103B approved an amendment to the King Ridge use permit by including additional land to the north as well as on the south side of Folkways Boulevard, and increasing the floor area to 705,660 square feet.
Apr 2001	Administrative Amendment #01022 to Use Permit #103A approved a site specific plan for Lot 1, Block 1, King Ridge Addition.
Feb 1999	Use Permit #103A approved an amendment to the King Ridge use permit increasing floor area to 244,660 square feet.
Feb 1998	Use Permit #103 approved the King Ridge use permit for 237,200 square feet over this property and property west to 27 th Street.
Apr 1997	Change of Zone #3043 approved a change on this property from R-3 Residential to B-2 Planned Neighborhood Business, as well as a change from R-3 to I-1 Industrial on property to the north.
Jun 1996	Change of Zone # 3008 requested a change from R-3 Residential to B-2 Planned Neighborhood Business, but was eventually withdrawn.
May 1979	This area was changed from A-A Rural and Public Use to R-3 Residential District during the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this property as Commercial. (F 25)

TRAFFIC ANALYSIS: Folkways Boulevard is classified as a Local Street, both now and in the future. (E 49, F 103) Local streets essentially serve as connectors between abutting properties and higher order streets. (F 105)

ANALYSIS:

1. This is a request to rezone approximately 6.5 acres from B-2 Planned Neighborhood Business to R-5 Residential and approve a Community Unit Plan for 54 dwelling units.
2. This project is proposed to have 27 two-family dwellings, each on its own lot and surrounded by a common outlot. In this configuration, each dwelling may be sold independent of the attached unit.
3. The internal street system is proposed to be all private roads, with several bays of parking spaces supplementing parking in driveways. The proposed lot layout does not provide many opportunities for on-street parking.
4. Due to the existing addressing pattern on the south side of Folkways Boulevard, 31st Street should be a named road rather than an numbered road. Also, 32nd Street should be preceded by the word "North." There is also an east-west private road shown intersecting King Ridge Court and 31st Street. This road must be named.
5. The outdoor recreation space proposed is inadequate. The Parks Department has requested a half basketball court, composite play structure, and shaded seating area.
6. The requested waivers for minimum lot area, internal setbacks, and lot depth are all satisfactory to city staff. The lot lines shown on the plan are also building envelope lines. This configuration is common when lots are created just large enough to allow construction, with the balance of required open space provided in a surrounding common outlot. Residential building code requirements still apply, and spacing between structures will be governed by those requirements. As shown, the dwellings on almost every lot are shown with the required side yard setback, it is the front and rear yards that are generally smaller than required.
7. The requested waiver for stormwater detention is acceptable to city staff since detention was previously waived for the entire King Ridge development.
8. The requested waiver of a sidewalk along the east side of King Ridge Place is unacceptable to city staff. A sidewalk at this location would provide increased

connectivity and safer mobility for the residents. Further, the sidewalk should extend around the end of King Ridge Place to serve the recreation facility.

9. The public access easement along the west end of King Ridge Court should be expanded to include the sidewalk next to Lot 54. Also, the dimension for the east side of Lot 54 must be corrected.
10. The proposed dead-end roads are unacceptable. Provision must be made to allow a vehicle to get turned around, either by constructing a hammer-head style turnaround or allowing driveways to be used for that purpose.
11. Changing the zoning on this property is consistent with zoning on the south side of Folkways Boulevard. The zoning could be changed to R-4 and applicant would have enough density for the proposed number of units, but R-4 would require greater deviations from the zoning requirements. Under R-5, either the CUP or straight zoning would allow up to 190 units, provided open space and parking requirements were met.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. This approval permits 54 dwelling units with waivers reducing: the internal yard setbacks to 0', the minimum lot area to 2,400 square feet per family, and minimum lot depth as shown on the plans. In addition, the requirement for storm water detention is also waived.
2. The City Council must approve associated request Change of Zone #06038.
3. The City Council must approve a modification to the land subdivision ordinance allowing a sidewalk on only the west side of King Ridge Place.
4. Final plats will be approved by the Planning Director provided:

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the paving of private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along the north side of Folkways Boulevard and both sides of the private roadways as shown on the final plat, except that sidewalks shall only be required along the west side of King Ridge Place, within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights along Folkways Boulevard within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights along the private roadways within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along Folkways Boulevard and the private roadways within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to complete the public and private improvements shown on the Community Unit Plan.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed with the Register of Deeds.

to maintain the outlots and private improvements on a permanent and continuous basis.

to maintain and supervise the private facilities which have common use or benefit on a permanent and continuous basis.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

General Conditions:

5. Before a final plat is approved the permittee shall complete the following instructions and submit revised documents including 6 copies to the Planning Department office for review and approval.
 - 5.1 Add a sidewalk to the east side of King Ridge Place, unless the requested modification to the land subdivision ordinance eliminating this sidewalk is approved by the City Council.
 - 5.2 Add a note stating garages shall be located at least 22 feet from the sidewalk.
 - 5.3 Rename 31st Street with a name rather than a number, add the prefix "North" to 32nd Street, and name the east/west private road between King Ridge Court and 31st Street.
 - 5.4 List the additional granted waivers in the Waiver table.
 - 5.5 Add a note stating street trees will be provided in conformance with the Design Standards, and will be shown at the time of final plats.
 - 5.6 Add a note stating driveways at the dead-end of private roadways may be used by vehicles for turning around.
 - 5.7 Expand the public access and utility easement at the west end of King Ridge Court to encompass the sidewalk next to Lot 54.
 - 5.8 Correct the dimension of the west lot line of Lot 54.
 - 5.9 Revise the recreation plan to show a half basketball court, composite play structure, and shaded seating area.
 - 5.10 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
 - 5.11 Amend Use Permit #103B by removing the area of this special permit.

5.12 Provide easements requested by LES.

Standard Conditions:

6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the dwelling units all development and construction is to comply with the approved plans.
 - 6.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 6.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 6.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 6.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.
7. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov
Planner

Date: May 26, 2006

Special Permit #06034
King Ridge Townhomes

Page 9

**Applicant
and
Owner:** Summit Homes
517 Anthony Lane
Lincoln, NE 68520
430.5338

Contact: Mark Palmer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

F:\FILES\PLANNING\PC\PERMITS\SP\06000\SP06034 King Ridge Townhomes.gsc.wpd



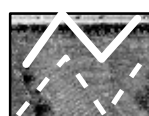
Change of Zone #06038 & Special Permit #06034 **King Ridge Townhomes CUP** **N 27th St & Folkways Blvd**

2005 aerial

Zoning:

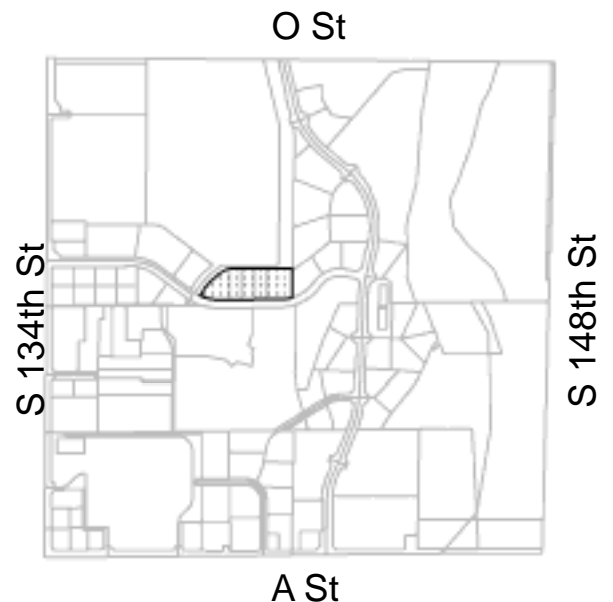
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 6 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



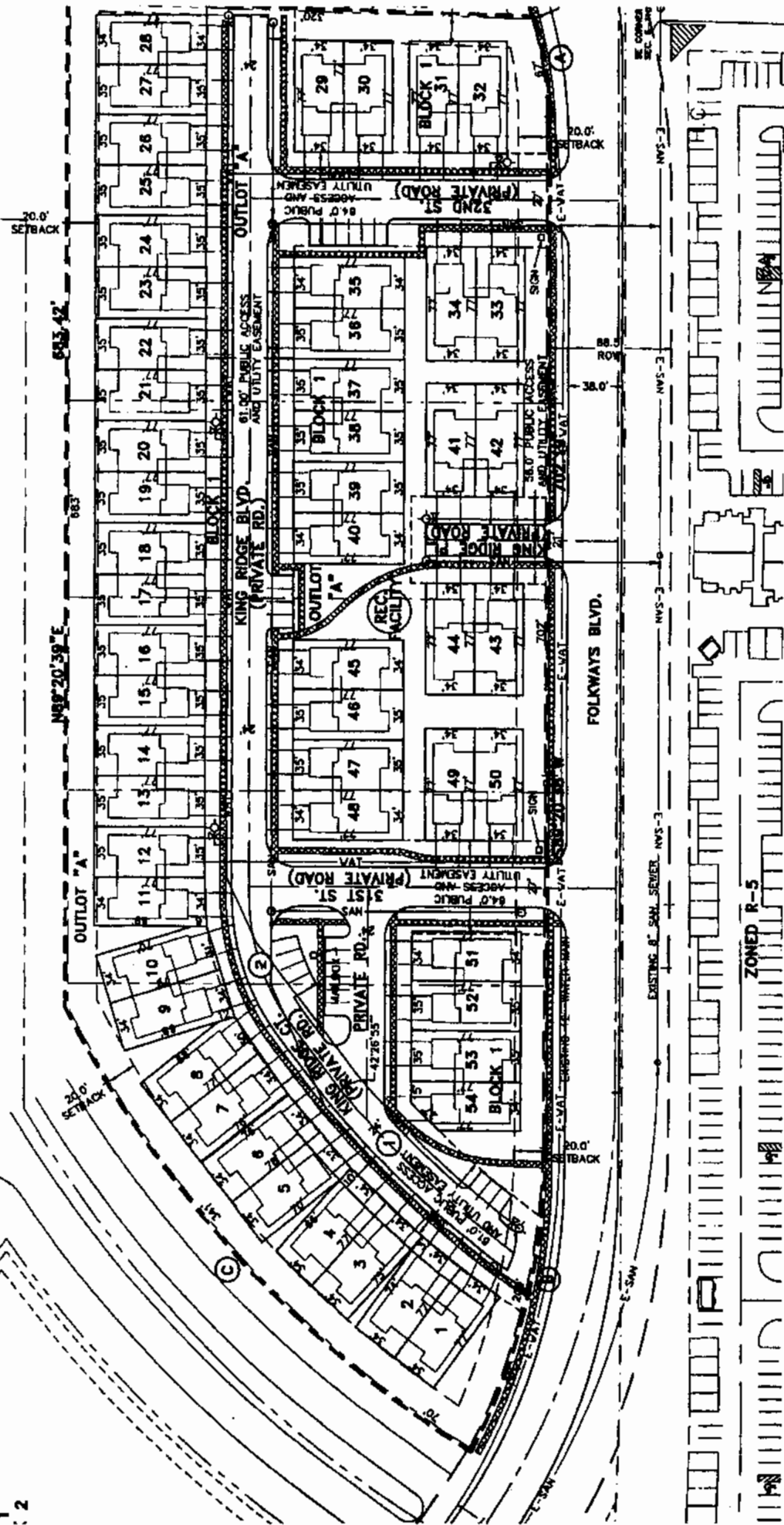
OLSSON ASSOCIATES
11171 LINCOLN MALL
LINCOLN, NE. 68501
PHONE: (402) 474-6311



**EXISTING NORTH STAR
HIGH SCHOOL
ZONED 1-3**

FILE

12





GENERAL SITE NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. THE CURRENT ZONING IS B-2.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
5. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
6. TOTAL USAGE:
TOTAL BLOCKS - 1
TOTAL LOTS - 54
TOTAL OUTLOTS - 1
7. ALL INTERSECTION ANGLES TO BE 90°0'0" UNLESS OTHERWISE NOTED.
8. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).
9. ALL ELEVATIONS ARE BASED ON NAVD 1988.
10. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
11. THE DEVELOPER AGREES TO PROVIDE AN AREA LIGHTING PLAN AND CALCULATIONS FOR THE PRIVATE ROADWAYS IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS.
12. REQUIRED SETBACKS ARE NOTED.
13. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDABLE LOT EXCEPT WHERE PERIMETER SETBACKS RESTRICT CONSTRUCTION.
14. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
15. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10'.
17. ALL OUTLOTS SHALL BE OWNED AND MAINTAINED BY EITHER THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.

OUTLOT "E"

REQUESTED WAIVERS

1. TO WAIVE INTERNAL YARD SETBACKS FOR THE TOWNHOME LOTS TO 0' WITHIN THE DEVELOPMENT.
2. TO WAIVE THE MINIMUM LOT AREA FROM 4,000 SF TO A MINIMUM OF 2412 SF.
3. TO WAIVE STORM WATER DETENTION ON THIS SITE.

NOTE:
DIAL BEFORE YOU DIG. CALL 1-800-331-5666
FOR LOCATION OF UNDERGROUND TELEPHONE,
ELECTRIC, GAS MAINS, CABLE TELEVISION AND
CITY OF LINCOLN UTILITIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

May 11th 2006
DATE

Michael R. Johnson L.S. NO. 526

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

May 11th 2006
DATE

Mark C. Palmer E-8103

APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE CITY COUNCIL
RESOLUTION # _____ ON THIS _____ DAY OF _____ 20____

ATTEST: _____
CITY CLERK

REVISIONS	
DATE	DESCRIPTION

SITE PLAN

SUMMIT- KING RIDGE TOWNHOMES

LINCOLN, NE

drawn by: KAR
checked by: MCP
approved by: MCP
QA/QC by: MCP
project no.: 2006-0589
drawing no.: 14xxx-1
date: 05/11/06

SHEET
01 OF 04

271°23"
40.00'
15.74'
13.32'
10.30'
N45°56'31"E

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF THE REMAINING PORTION OF OUTLOT "G", THE REMAINING PORTION OF OUTLOT "H", THE REMAINING PORTION OF OUTLOT "I", THE REMAINING PORTION OF OUTLOT "J", AND THE REMAINING PORTION OF OUTLOT "K", ALL OF KING RIDGE 1ST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF OUTLOT "K", SAID POINT BEING ON THE NORTH LINE OF FOLKWAYS BOULEVARD RIGHT-OF-WAY, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 225.45 FEET, ARC LENGTH OF 67.73 FEET, DELTA ANGLE OF 17 DEGREES 12 MINUTES 46 SECONDS, AN ASSUMED CHORD BEARING OF SOUTH 80 DEGREES 44 MINUTES 15 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "K", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 67.48 FEET TO A POINT, THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "K", AND THE SOUTH LINE OF THE REMAINING PORTION OF SAID OUTLOTS "J", "I", "H", AND "G", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 702.19 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 26 DEGREES 08 MINUTES 07 SECONDS, A RADIUS OF 462.02 FEET, A ARC LENGTH OF 210.75 FEET, A CHORD BEARING OF NORTH 77 DEGREES 08 MINUTES 25 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "G", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 208.93 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "G", SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 32 DEGREES 11 MINUTES 23 SECONDS, A RADIUS OF 740.00 FEET, A ARC LENGTH OF 415.74 FEET, A CHORD BEARING OF NORTH 45 DEGREES 56 MINUTES 31 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "G", AND A CHORD DISTANCE OF 410.30 FEET TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "G", THENCE NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "G", AND THE NORTH LINE OF SAID REMAINING PORTION OF OUTLOTS "H", "I", "J", AND "K", A DISTANCE OF 683.42 FEET TO THE NORTHWEST CORNER OF THE REMAINING PORTION OF OUTLOT "K", THENCE SOUTH

MAY 11 2006

01 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF OUTLOT "K", A DISTANCE OF 320.79 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 285,454.92 SQUARE FEET OR 6.55 ACRES, MORE OR LESS.

Tuesday, May 02, 2006

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RECEIVED

MAY 11 2006

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

**Review Comments for
Application #: SP06034
KING RIDGE TOWNHOMES**

Comments as of: Friday, May 26, 2006

Status of Review: **Approved**

Reviewed By **911**

ANY

Comments:

Status of Review: **Approved**

Reviewed By **Alltel**

ANY

Comments:

Status of Review: **Approved**

05/12/2006 3:11:37 PM

Reviewed By **Building & Safety**

BOB FIEDLER

Comments: **approved**

Status of Review: **FYI**

05/16/2006 2:59:58 PM

Reviewed By **Building & Safety**

Terry Kathe

Comments: **numbered streets should have North as a prefix.**

The street named 31st should be a named street. The enormous apartment complex west of this street is 3101.

Status of Review: **Complete**

05/12/2006 4:00:30 PM

Reviewed By **Fire Department**

ANY

Comments: **We have no objections from the perspective of our department except for the lack of a fire station in the area that would allow us the ability to provide the type of emergency service that our citizens have grown accustomed to.**

Status of Review: **Approved**

05/22/2006 3:34:50 PM

Reviewed By **Health Department**

ANY

Comments: **LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Greg Czaplewski DATE: May 22, 2006

DEPARTMENT: Planning FROM: Chris Schroeder
ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: King Ridge
EH Administration Townhomes
SP #06034 CZ #06038

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

The LLCHD notes that industrial zoning (I-3) is located directly east of this proposed residential development. The LLCHD has historically advocated against locating residential populations adjacent to industrial zoning due to concerns relative to the use and storage of hazardous materials. Therefore, the LLCHD recommends establishing a buffer of at least 300 feet between occupied residential buildings and buildings in the industrial zoning.

The LLCHD advises that noise pollution can be an issue when locating residential populations adjacent to industrial zoning.

Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have case history involving residential uses and abutting industrial uses in which the industrial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance. The LLCHD strongly advises the applicant to become familiar with LMC 8.24.

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Status of Review: **Approved**

Reviewed By **Lincoln Electric System**

NCSGSC

Comments:

Status of Review: **Active**

Reviewed By **Lincoln Police Department**

ANY

Comments:

Status of Review: **Approved**

05/17/2006 11:48:33 AM

Reviewed By **Parks & Recreation**

ANY

Comments: **1. Outdoor Recreation needs to be addressed and should include:**

- A. Basketball play court (half court with basketball goal)**
- B. Composite play structure meetin CPSC and ADA guidelines**
- C. Shaded seating area for adult supervision**

2. Contact the Forestry Department at 441-7036 for the assignment of Street Trees.

Status of Review: **Routed**

Reviewed By **Planning Department**

COUNTER

Comments:

Status of Review: **Active**

Reviewed By **Planning Department**

GREG CZAPLEWSKI

Comments:

Status of Review: **Complete**

Reviewed By **Planning Department**

RAY HILL

Comments:

Status of Review: **Complete**

05/26/2006 1:20:45 PM

Reviewed By **Public Works - Development Services**

NCSGSC

Comments: **M e m o r a n d u m**

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities

Subject: King Ridge Townhomes Special Permit #06034

Date: May 26, 2006

Engineering Services has reviewed the submitted plans King Ridge Townhomes Special Permit, located north of Folkways Blvd. between North 27th Street and North 33rd Street, and has the following comments:

Sanitary Sewer – The sanitary sewer system is satisfactory.

Water Mains – The water system is satisfactory.

Grading and Drainage – The following comments need to be addressed.

(3.1) Public Works approves the requested waiver of design standards for detention as detention was previously waived for the King Ridge development.

Streets/Paving – The following comments need to be addressed.

(4.1) A note needs to be added stating that the drive ways for Lots 1, 41, and 44 will function as turnarounds in lieu of the standard turnarounds.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Status of Review: **Complete**

Reviewed By **Public Works - Long Range Planning**

NCSGSC

Comments:

Status of Review: **Complete**

Reviewed By **Public Works - Watershed Management**

NCSGSC

Comments:

Status of Review: **Active**

Reviewed By **School District**

ANY

Comments:

Status of Review: **Active**

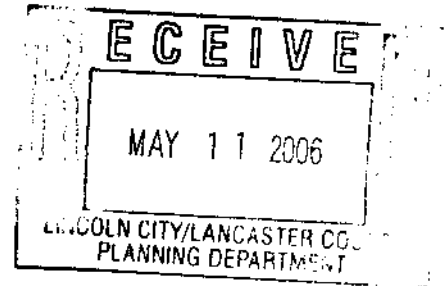
Reviewed By **US Post Office**

ANY

Comments:



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS



May 11, 2006

Mr. Greg Czaplewski
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street, Suite 213
Lincoln, NE 68508

RE: King Ridge Townhomes
Community Unit Plan, Change of Zone
OA Project No. 2006-0569

Dear Mr. Czaplewski:

Enclosed please find the following for the above-mentioned project:

1. Application for a Change of Zone (B-2 to R-5) with submittal requirements.
2. Application fee.
3. Site Plan – 21 copies.
4. Drainage and Grading Plans – 9 copies.
5. Roadway Profile sheets – 9 copies.
6. Landscape Plan – 9 copies.
7. Ownership Certificate – 1 copy.
8. Legal Description – 1 copy.
9. 8 ½ x 11 site plan.

On behalf of the Developer, Summit Homes, c/o Jerry Buettner, 517 Anthony Lane, Lincoln, NE 68520, we are submitting a Community Unit Plan (CUP) and Change of Zone. The CUP/Change of Zone consists of the remaining portion of Outlot "G", the remaining portion of Outlot "H", the remaining portion of Outlot "I", the remaining portion of Outlot "J", and the remaining portion of Outlot "K", all of King Ridge 1st Addition, located in the Northwest quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, State of Nebraska.

We met with Planning and Public Works staff on May 9, 2006 to review the proposed site plan and gain preliminary comments. The site plan has been revised to reflect comments made from these meetings.

Mr. Greg Czaplewski
May 11, 2006
Page 2

We are requesting the following waivers:

1. To waive internal yard setbacks for the townhome lots to 0' within the development.
2. To waive the minimum lot area from 4,000 SF to a minimum of 2412 SF.

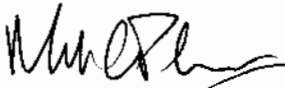
These 2 waiver requests relate to the lots encompassing just the building and not the open space around the building. The lots are smaller because they do not include the front, or rear yards, which are shown in the surrounding outlot.

3. To waive storm water detention on this site.

This property was previously part of the King Ridge 2nd Addition Use Permit which had storm water detention waived due to the proximity of the project to Salt Creek.

Please contact me if you have any questions or require additional information.

Sincerely,



Mark C. Palmer, PE

Enclosures

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